

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE AND TIME: 12 April 2004, 4:00 P.M.

ATTENDANCE:

MEMBERS: Lois Herr, J. Scott Ulrich, Charlie Douts, Virginia Brady, Nancy Halliwell, Allan Granger, and Jonathan Price were present.

Julianne Dickson was not present.

STAFF: Ronald Bailey, James Cowhey, Chris Neumann, Phyllis Stellfox, Nancy Williams, Andy Weaver (*County Assistant Engineer*), Frank Behlau, Mary Gattis, Julie Goodman, Randall Heilman, Mark Hiester, Trisha Lang, Gwen Newell, Dave Royer, Wil Selman, Mike Skelly, Mark Stivers, Danny Whittle, and Nilsa Luciano.

OTHERS:

David Barr	Millersville University
Shawn Blanchard	Millersville University
Frank Christoffel, IV	BIA/LCAR
Dan Desmond	Millersville University
Tahara Harlbart	Millersville University
Greg High	High Hotels, Ltd.
Caroline Hoffer	The Worship Center
Geoff Kurtz	Rettew Associates, Inc.
E. J. Sabel	Millersville University
Laura Weaver	Millersville University

ORDER OF BUSINESS:

- I. Call to Order and Recognition of Guests: The meeting was called to order by Chairperson Herr at 4:00 p.m.
- II. Minutes of the Meeting of 22 March 2004: Hearing no further objections to the Minutes, Ms. Halliwell moved and Ms. Brady seconded, to approve the Minutes. The motion carried.
- III. Bills and Communications: Mr. Bailey spoke briefly of installation of the microphone system. He also indicated that there is no update regarding meeting rooms as of this date.

- IV. Report of Committees & Task Forces: The following individuals gave updates for several Lancaster County Planning Commission committees and/or taskforces (1) Ms. Williams, Director for Long Range Planning, spoke briefly and distributed the Growth Management Taskforce status report, (2) Mr. Douts briefly and distributed the Long Range Transportation Plan 2005-2030, (3) Mr. Granger, LCPC, gave a brief update on behalf of the Steering Committee regarding the Housing Plan, (4) Mr. Standish, Director for Heritage Planning, spoke briefly and distributed a 12-month plan relating today's presentation gave by Mr. Sheely, Executive Director for the WIB (*Workforce Investment Board – Industry Clusters*).

Ms. Stellfox, Director for Economic Development, respectfully introduced Mr. Sheely to the Commission.

Mr. Sheely, Executive Director, of the WIB (*Workforce Investment Board*), gave a presentation on the most recent Lancaster County Industry Clusters profiles. Handouts of the profiles were distributed, as well as, an overview of the Lancaster County Industry Segments and Clusters 2000-2002 (NAICS).

V. Consent Agenda Items:

- A. Chairperson Herr noted that the following items on the Consent Agenda were either lifted, revised, or added as indicated:
1. **#89-23C**, John F. Stoltzfus, Bart Township, Sections 607.03.S Storm Water Management, Waiver, (*Revised Recommendation – Approved*)
 2. **#74-428-8C**, Levi S. & Barbara E. Stoltzfus, Sadsbury Township, Approval, (*Revised Text – Removal of Comment 8, Conditionally Approved*)
 3. **#04-20**, Groff Road Subdivision, Eden Township, Approval, (*Postponed Until 10 May 2004 Meeting*)
 4. **#4-68**, Brecknock Township, Proposed rezoning of two tracts of land totaling 10.2 acres situated at 933 and 903 Reading Road from Agricultural to Light Industrial, Community Planning Review, Report was Pending, (*Report Now Available*)
 5. **Combined Report:**
#22-19, #29-174, #30-118, #34-41, #39-185, #41-106, and #47-16, East Petersburg Borough, East Hempfield Township, West Hempfield Township, Lancaster Township, Manheim Township, Manor Township, Mountville Borough, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority, Community Planning Review, (*Postponed Until 24 May 2004 Meeting*)

6. **Combined Report:**
#21-62, West Earl Township, Proposed amendments to the Conestoga Valley Joint Comprehensive Plan by revising the future land use designation for approximately 39.7 acres from Agricultural to Medium Density Residential – Traditional Neighborhood Development and by adjusting the plan text and Urban Growth Boundaries accordingly.
#31-145, East Lampeter Township, Proposed amendments to the Conestoga Valley Joint Comprehensive Plan by revising the future land use designation for approximately 39.7 acres from Agricultural to Medium Density Residential – Traditional Neighborhood Development and by adjusting the plan text and Urban Growth Boundaries accordingly.
#36-49, Upper Leacock Township, Proposed rezoning of 53 acres from Agricultural to R-2 Residential and five acres from R-1 Residential to R-2 Residential situated along Route 23 between Hartman Station Road and Geist Road; and to amend the Zoning Text.
#36-50, Upper Leacock Township, Proposed amendments to the Conestoga Valley Joint Comprehensive Plan by revising the future land use designation for approximately 39.7 acres from Agricultural to Medium Density Residential – Traditional Neighborhood Development and by adjusting the plan text and Urban Growth Boundaries accordingly, Community Planning Review, (*Lifted for Discussion*)

A motion was made by Mr. Ulrich to approve the consent agenda. Mr. Price seconded the motion. The motion carried.

B. The following actions were taken as part of the motion:

1. Requests for Waivers:
 - a. **Sketch Plan**, Rettew’s Catering Service, Manheim Borough, Section 303 Plan Processing Procedures, (*Conditionally Approved*)
 - b. **#89-296-1**, Frey Brothers, Inc., Little Britain and East Drumore Townships, Section 403.04.Q Storm Water Methodology, (*Conditionally Approved*)
2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:
3. Unconditional Preliminary Plan Approvals:
 - a. **#96-105-3**, Automotive Service, Inc., Caernarvon Township, (*Approved*)
4. Requests for Approval of Subdivision and/or Land Development Applications:
 - a. **#69-52-5D**, Atglen Veterinary Hospital, Sadsbury Township, (*Conditionally Approved*)

- b. **#86-335-2**, Donald E. Jr., & Edwina D. Huber, Manor Township, *(Conditionally Approved)*
- c. **#04-26**, Conestoga Log Cabin Leasing, Inc., Terre Hill Borough, *(Conditionally Approved)*

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:

- a. **#72-155-15A**, Greenfield Hospitality Center, East Lampeter Township, *(Recommended for Conditional Approval)*
- b. **#72-440-9B**, New Joy Brethren-In-Christ Church, Phase II, Ephrata Township, *(Recommended for Conditional Approval)*
- c. **#74-190-2**, Cedar Acres East – Phase 3, Lancaster City, *(Recommended for Conditional Approval)*
- d. **#75-176-5**, Wade Conrad, Providence Township, *(Recommended for Conditional Approval)*
- e. **#75-223-1**, Betty J. Kindt, East Cocalico Township, *(Recommended for Conditional Approval)*
- f. **#76-301-1B**, Cornerstone Business Park – Lot 3, Mount Joy Borough, *(Recommended for Conditional Approval)*
- g. **#78-527-1**, Conoy Crossing, Elizabethtown Borough and West Donegal Township, *(Recommended for Disapproval)*
- h. **#84-180-2**, Penns Crossing – Phase III, Manheim Township, *(Recommended for Conditional Approval)*
- i. **#93-55-1**, Sloyer Tract, East Lampeter Township, *(Recommended for Conditional Approval)*
- j. **#93-82-1B**, Commerce Commons, East Drumore Township, *(Recommended for Conditional Approval)*
- k. **#95-159-1**, Sleep Inn Motel, East Lampeter Township, *(Recommended for Conditional Approval)*
- l. **#02-149B**, Harvest Presbyterian Church, West Lampeter Township, *(Recommended for Conditional Approval)*
- m. **#03-74-1**, H. Joseph Neustadter, East Lampeter Township, *(Recommended for Conditional Approval)*
- n. **#04-23**, Grace M. Kurtz, Rapho Township, *(Recommended for Conditional Approval)*
- o. **#04-27**, Mose G. Riehl, Leacock Township, *(Recommended for Conditional Approval)*

- p. **#04-28**, Elmer W. Martin et al, Upper Leacock Township, *(Recommended for Conditional Approval)*
- q. **#04-29**, Jean W. Leicht, West Donegal Township, *(Recommended for Conditional Approval)*
- r. **#04-30**, Bruce & Bradley Rettew, East Cocalico Township, *(Recommended for Conditional Approval)*

6. Requests for Planning Modules Review for Land Development:

- a. **Beiler, Benjamin**, Sadsbury and Bart Townships, *(Report Adopted as Drafted)*
- b. **Hershey**, Robert L., Conestoga Township, *(Report Adopted as Drafted)*
- c. **Hilsher/Raffensperger**, Mount Joy Township, *(Report Adopted as Drafted)*
- d. **Kauffman**, Lee S., Eden Township, *(Report Adopted as Drafted)*
- e. **King**, Levi E., Salisbury Township, *(Report Adopted as Drafted)*
- f. **Stoltzfoos**, Katie, Salisbury Township, *(Report Adopted as Drafted)*
- g. **#76-263-1**, Stoltzfus Subdivision, Penn Township, *(Report Adopted as Drafted)*
- h. **#81-256-1**, Donald R. Groff, Warwick Township, *(Report Adopted as Drafted)*
- i. **#86-477-5**, Green Park – Remaining Lands, Rapho Township, *(Report Adopted as Drafted)*
- j. **#93-171A**, Mervin J. Stoltzfus, Upper Leacock Township, *(Report Adopted as Drafted)*
- k. **#04-19**, Larry Bachman, West Earl Township, *(Report Adopted as Drafted)*
- l. **#04-22**, Michael & Gina Weaver, West Cocalico Township, *(Report Adopted as Drafted)*
- m. **#04-23**, Grace M. Kurtz, Rapho Township, *(Report Adopted as Drafted)*

7. Requests for Community Planning Reviews:

- a. **#32-149**, West Lampeter Township, Proposed amendment to the Zoning Ordinance by revising regulations governing uses and structures within a floodplain.

C. Items lifted from the Consent Agenda for discussion and further consideration by the Commission:

Ms. Caroline Hoffer, of Worship Center, and Mr. Steve Gabriel, of Gabriel Associates, Inc., respectfully requested to the Commission regarding CPF #s: **Combined Report: #21-62, #31-145, #36-49, #36-50**, Upper Leacock Township.

Ms. Hoffer requested of the Commission if they would consider commenting in the draft report that the entire area be rezoned.

Mr. Gabriel indicated the township's purpose in proposing the rezoning as they did.

Ms. Halliwell made a motion for the report to be sent as drafted. The motion was seconded by Mr. Granger. The motion carried.

Old Business: None.

- VII. New Business: Mr. Geoff Kurtz, of Rettew Associates, Inc., respectfully requested to the Commission regarding LCPC File #: **75-375B**, Aaron Horst, Brecknock Township, a 90-day extension of time.

Mr. Ulrich made a motion to grant a 90-day time extension for the plan. The motion was seconded by Mr. Price. The motion carried.

- VIII. Public Participation: None.

- IX. Adjournment: Mr. Douts made a motion to adjourn the meeting. The motion was seconded by Mr. Ulrich. The motion carried. The meeting was adjourned at 5:20 p.m.

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 26 April 2004.